

FOR SALE OR LEASE | INVESTMENT OPPORTUNITY



1455 OLIVER ROAD | FAIRFIELD, CA

- ±29,536 SF class 'A' office building
- 79% leased (±23,329 SF) | *Three long term leases*
- ±6,207 SF available for occupancy | *Divisible to ±2,316 SF*



Jones Lang LaSalle Brokerage, Inc. RE Lic# 01856260

1455 Oliver Road / Fairfield

Project Highlights

Building Specifications

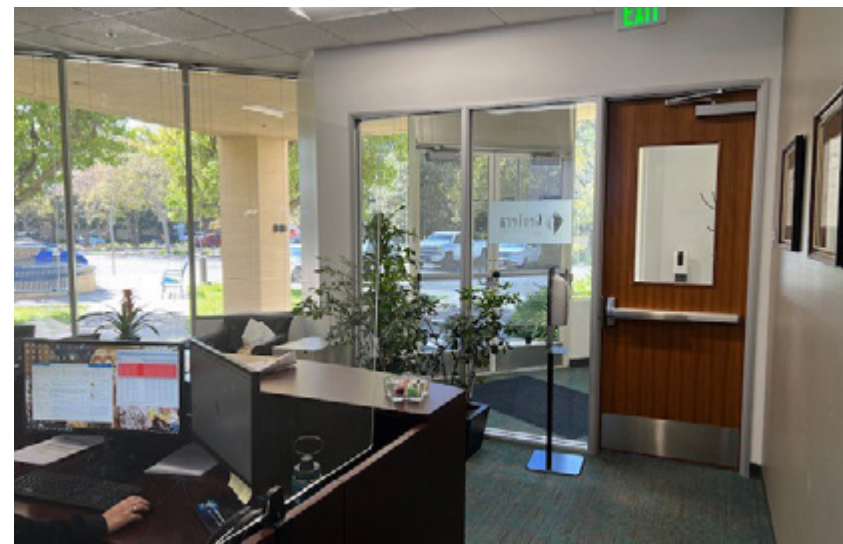
- ±29,536 SF office building
- Newer Class 'A' improvements throughout building
- Completely remodeled in 2016
- Excellent investment opportunity
- Prominent location and visibility
- Contact brokers for rent roll and operating expense information
- Excellent location less than 0.5 miles from I-80 via Travis Blvd

First Floor

- ±6,207 SF available for occupancy
- Divisible to ±2,316 SF | Zoned for barista or food service
- Vacant space is fully furnished
- Two recent long-term leases:
 - ±2,684 SF leased to *First Northern Bank*
 - ±4,715 SF leased to *Wells Call Injury Lawyers*

Second Floor

- ±15,930 SF leased to *Papyrus-Recycled Greetings, Inc.*



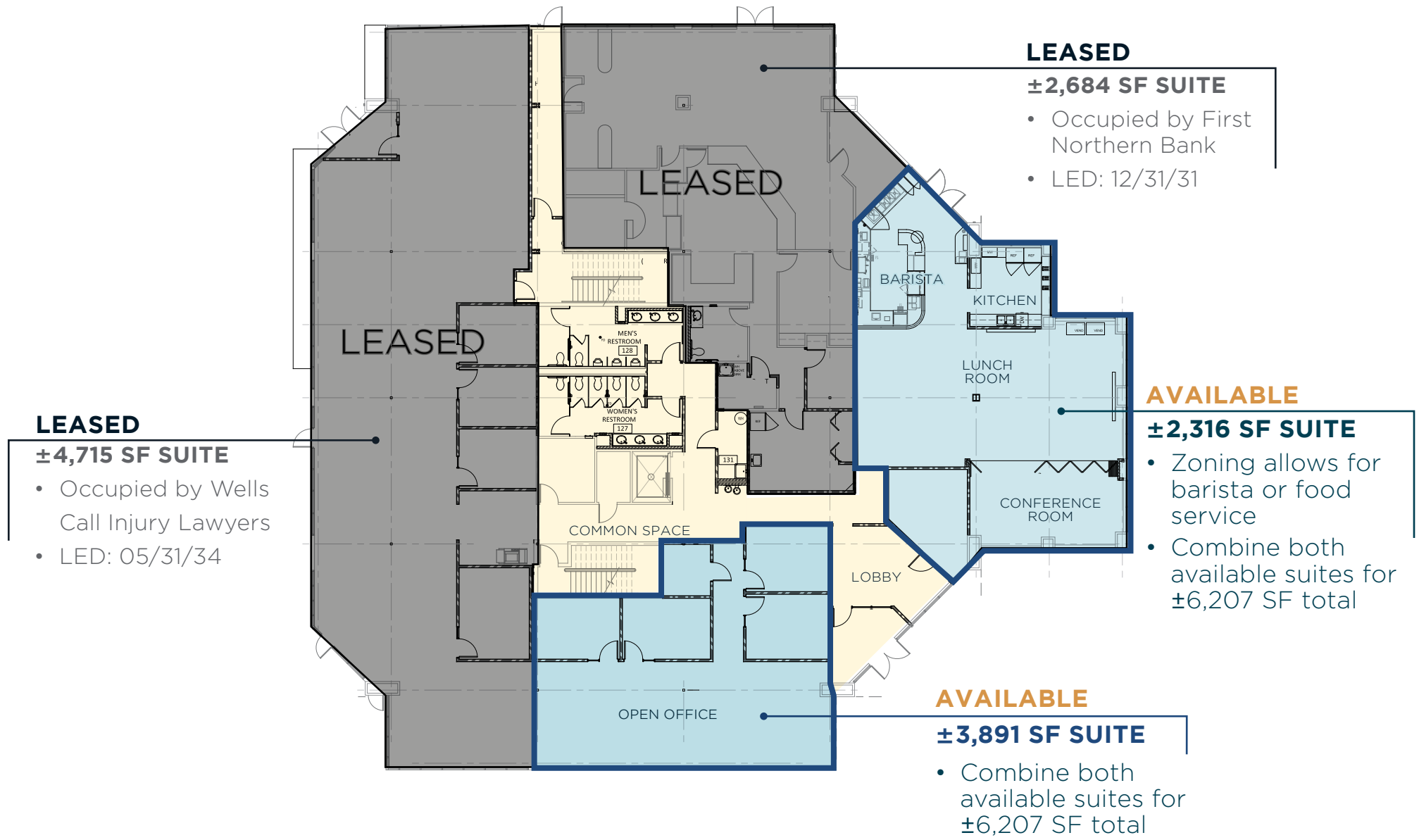
Prime Investment Opportunity

79% leased (±23,329 SF)

FIRST FLOOR PLAN

1455 Oliver Road / Fairfield

±6,207 SF - AVAILABLE FOR OCCUPANCY *Divisible to ±2,316 & ±3,891 SF*



SECOND FLOOR PLAN

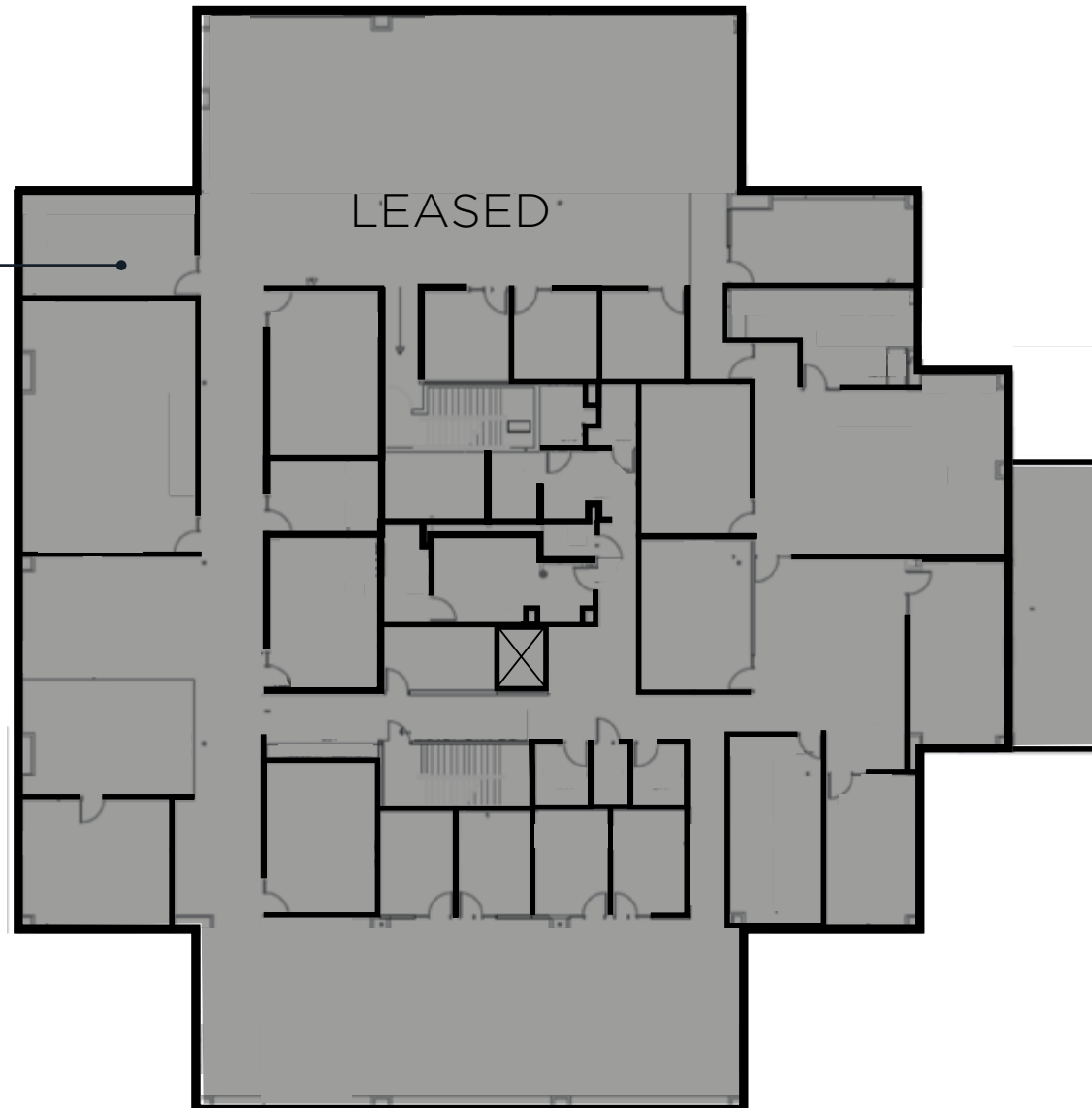
1455 Oliver Road / Fairfield

±15,930 SF - OCCUPIED

LEASED

±15,930 SF SUITE

- Occupied by Papyrus Recycled Greetings
- LED: 12/31/29



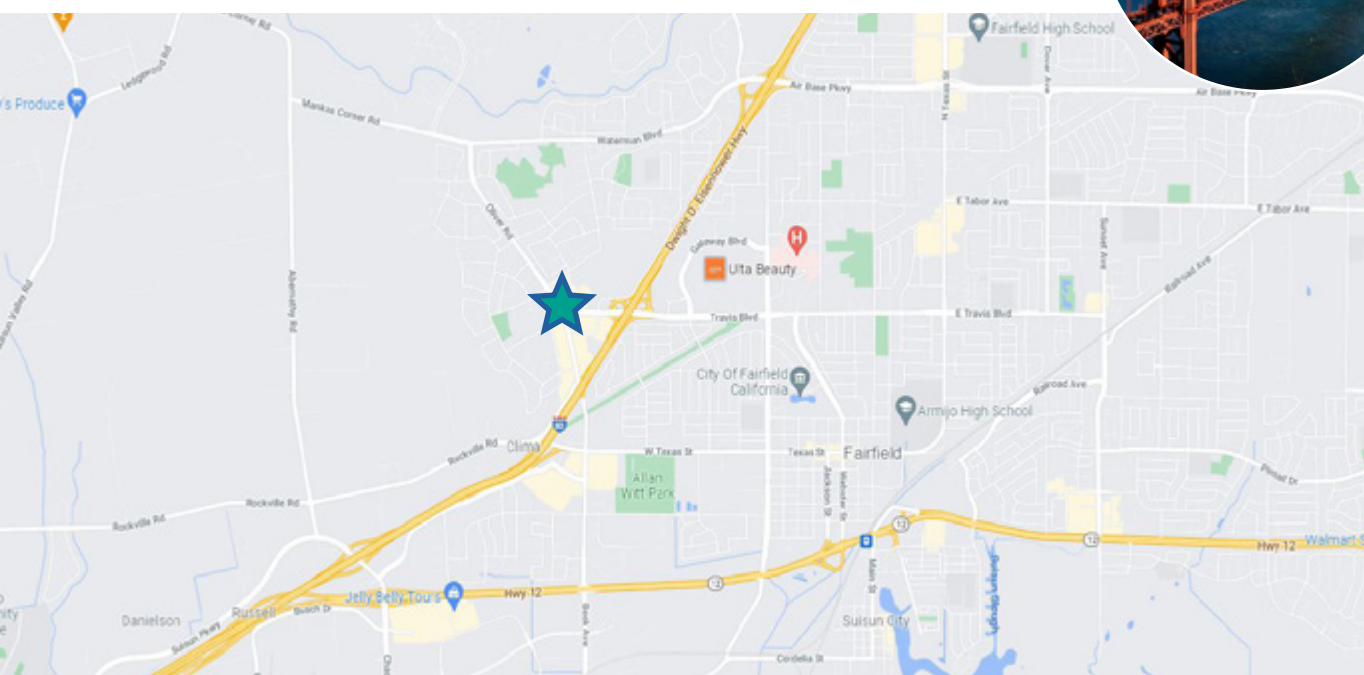
LOCATION

1455 OLIVER ROAD

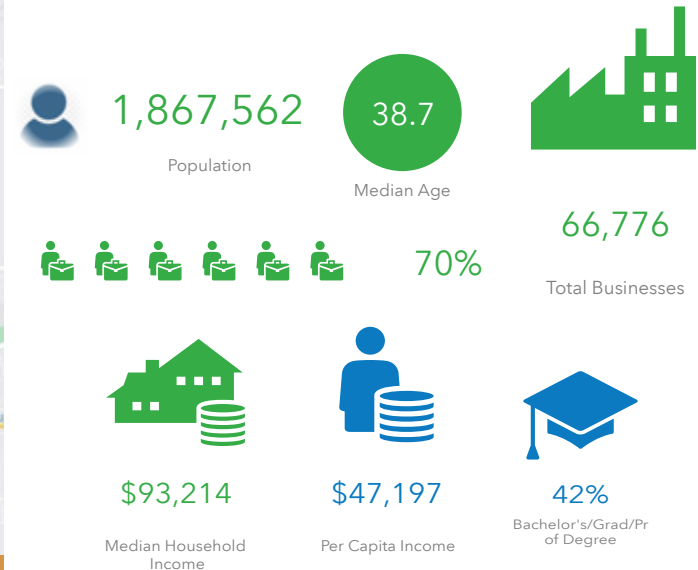
1455 Oliver Road offers an excellent high-identity, quality office building, strategically located less than one mile from the Interstate 80 on-ramp at Travis Blvd. in Fairfield. The property offers an owner-user or tenant outstanding retail amenities within a short walking distance from the site, including shopping, restaurants, coffee shops and other retail amenities. Fairfield is also the County seat to Solano County, which includes some of the most affordable housing in the nine Bay Area county region, an attractive labor pool, and over 1.86 million residents located within a 30 miles radius of the site. Just a short drive from the more urban centers of San Francisco and Oakland, Fairfield is well known for its sense of community and an excellent quality of life it offers its residents. Attractive SBA Financing is also available for qualified buyers with interest rates at all time historic lows.




SUPERIOR QUALITY OF LIFE FAIRFIELD, CA



SOLANO COUNTY DEMOGRAPHIC SNAPSHOT



LOCATION



Solano Regional Mall



1455 OLIVER ROAD
FAIRFIELD, CA

FOR MORE INFORMATION, PLEASE CONTACT:

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